



Riverside



31 Normanton Rise

, Hull, HU4 7SX

£249,995



STUNNING EXTENDED THREE BED SEMI-DETACHED HOME - READY TO MOVE INTO - NO CHAIN

This beautifully presented and extended three-bedroom semi-detached property offers the perfect blend of style, space and practicality - ideal for modern family life.

Set within a popular residential location, this impressive home boasts a spacious open-plan kitchen and family area, perfect for everyday living and entertaining and opening straight out to the garden. To the ground floor, there's also a welcoming entrance hall, a separate front lounge ideal for cosy evenings, and a convenient downstairs WC.

Upstairs are three well-proportioned bedrooms, and a modern family bathroom. A fixed staircase provides access to a versatile loft room with roof window to the rear.

Outside, the rear garden has been thoughtfully designed for low maintenance and maximum enjoyment - featuring a superb outdoor kitchen and seating area, perfect for summer BBQs and alfresco dining.

Offered with no onward chain, this turn-key home is ready and waiting for its next owners.



Ground Floor

Entrance Hallway

A warm and welcoming entrance hall with Karndeane flooring, offering access to the ground floor room, staircase with floor lighting to the first floor and radiator.

Lounge 10'7" x 14'6" (3.25m x 4.44m)

A beautifully presented living space featuring a stylish UPVC bay window to the front elevation, Karndeane flooring, and a contemporary false chimney breast with inset – currently housing a electric log effect burner.

Living/Dining/Kitchen 15'9" x 19'1" (4.82m x 5.82m)

The true heart of the home – this stunning open-plan space is ideal for family life and entertaining. The bespoke shaker-style kitchen is finished with quartz worktops, a large island/breakfast bar with inset sockets, and a range of integrated appliances including a range cooker, dishwasher, washing machine, boiling water tap, extractor fan, and a double Belfast sink. Additional features include Karndeane flooring, inset spotlights, stylish tiled splashbacks, two skylights, an infra-red panel heater, and bi-folding doors opening onto the rear garden. There's ample space for both living and dining zones within this exceptional room.

WC

Fitted with a modern low-flush WC and a vanity hand wash basin.

First Floor

Central Landing

With airing cupboard for storage, access to three bedrooms and the house bathroom and fixed staircase to the loft.

Bedroom One 10'8" x 10'7" (3.27m x 3.24m)

A generously sized double bedroom complete with fitted wardrobes, carpet flooring and UPVC window to the front elevation.

Bedroom Two 10'7" x 8'5" (3.23m x 2.59m)

Another double bedroom with sleek sliding fitted wardrobes, recessed spotlights, carpet flooring, radiator and a UPVC window overlooking the rear garden.

Bedroom Three 7'7" x 7'1" (2.33m x 2.16m)

A neatly sized single bedroom to the front with carpet flooring, radiator and UPVC double glazing window.

Bathroom 5'5" x 7'0" (1.66m x 2.14m)

A beautifully finished bathroom with a three-piece suite comprising a panelled bath with overhead shower, concealed cistern WC, and vanity wash basin. Finished with stylish wall tiling, Karndeane flooring, recessed spotlights, a heated towel rail, two wall-mounted mirrored cabinets, and a window to the rear.

Loft 10'5" x 14'2" (3.20m x 4.32m)

Accessed via a fixed staircase, this versatile loft room (not to building regulations) includes eaves storage and a roof window, carpet flooring and radiator.

Externally

Front

A smartly presented frontage with a walled gravelled garden and a private driveway offering off-street parking.

Rear Garden

An entertainer's dream – this landscaped rear garden features an outdoor kitchen, a cosy pergola-covered seating area, two composite decked terraces, an artificially turfed lawn, and well-kept fenced borders. Finished with outdoor lighting and power points, the garden is designed for both easy maintenance and maximum enjoyment.

Garage/Workshop

A versatile space with an electric roller door to the front, French doors to the rear, and full power and lighting. Also fitted with a wall-mounted electric heater, this could serve as a workshop, home gym, or additional storage.

Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Fixtures and fittings:

Certain fixtures and fittings can be included, subject to separate negotiation.

Tenure:

Freehold

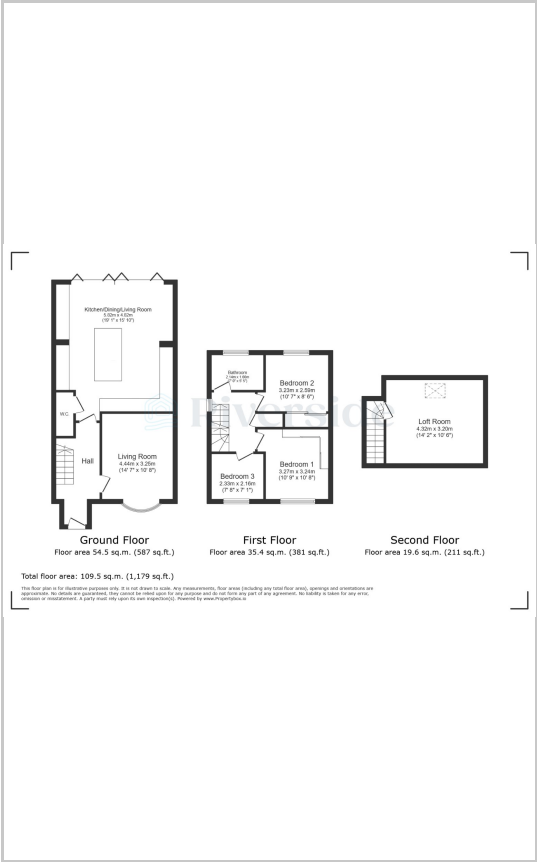
Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

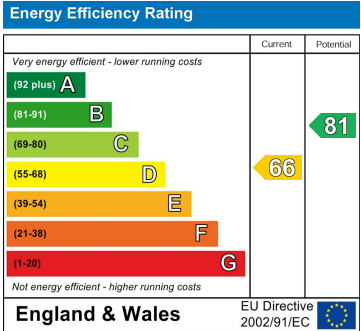
Area Map



Floor Plans



Energy Efficiency Graph



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